

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY
COUNCIL HELD WEDNESDAY, FEBRUARY 21, 2001:**

Mayor and Council Present: Mayor Merle Cole. Council Members: Byron Anderson, Craig Anderson, Kevin Hall, Justin Linares and Karen Watson.

Appointed officers and employees present: Wendy Palmer, City Recorder, Attorney Ronald Elton, Jack Allred Building Official, Board of Adjustment Chairman Gary Christley, Accountant Tom Randle, Planning Commission inductee James Christensen. Fire Chief Doug Anderson, Firemen Neil Critchlow, Kirk Gibson

Citizens and Guests: Mary Ruth Hammond (press), Silas Smith and Son, Alan Johnson, Wes Bennett, Steve Burgess, Kelly and Gail Williams, Roger Richins and Corey Reynolds from Pinnock, Robins, Posey & Richins, Jay and Vickie Weyland, Miss. Johnson, Emily Christensen, Julie Brewster and Alene Bentley from Pacific Corp.

PUBLIC HEARING – CONSIDERATION OF ZONE CHANGE FROM A-10 TO RR-1 APPROXIMATELY 600 SOUTH HALE STREET: Mayor Cole opened the public hearing at 7:12 p.m. Kelly Williams the owner of the property stated that he is desirous to change the zone due to an agreement with his father when building his home. The 15 acres is to be divided for his home and the remainder deeded back to his father. Mayor asked for any further comment? No further comment being offered, the Mayor closed the public hearing at 7:17 p.m.

APPROVAL OF MINUTES:

January 17, 2001: Byron made the motion to approve the minutes of the City Council meeting held 1-17-01 as amended. Kevin seconded the motion. All voted in favor, motion carried.

January 25, 2001: Karen made the motion to approve the minutes of the City Council work meeting held 1-25-01 as corrected. Craig seconded the motion. All voted in favor, motion carried except for Byron who abstained due to his absence and this meeting.

February 7, 2001: Byron made the motion to approve the minutes of the City Council meeting held 2-7-01 as corrected. Kevin seconded the motion. All voted in favor, motion carried.

FIRE DEPARTMENT BUSINESS: Fire Chief Doug Anderson requested permission of the Mayor and Council to use the \$34,000 budgeted for the 800 meg radios for purchase of an extractor and fix up a donated truck as a first response truck. The first response truck would be equipped with first aid supplies and the Firemen would be trained in extrication and first aid. Currently there is not any extrication equipment available for accidents. *Karen made the motion to approve the Fire Department to spend \$20,000 to purchase an extractor and fix up a first response truck. Craig seconded the motion. All voted in favor, motion carried.*

AUDIT REPORT 2000: Roger Richins and Corey Reynolds representing the accounting firm of Pinnock, Robins, Posey & Richins. Mr. Richins stated that he was so excited to be able to report to the Mayor and Council that Grantsville City is financially doing much better than two years ago and even last year. Mr. Richins commended the Mayor and Council for the financial improvements they made.

Corey Reynolds the manager of the audit discussed the audit report with the Mayor and Council. Mr. Reynolds informed the Mayor and Council that it is a pleasure to work with the staff here at Grantsville. The staff is very supportive in helping them accomplish the audit. Mr. Reynolds stated that the City has improved its cash situation by \$238,000 net over expenditures. The only deficit balance fund was the Redevelopment Agency. This is the nature of the RDA. You have to spend the funds in advance in order to create the RDA. The State Auditor's office is aware of this and they should not make any comments on this situation. The city has more that 18% of budgeted revenues is reserve

funds. The city should consider how much of this money is intended to capital projects and move the money into a capital project fund prior to closing the next fiscal year. Corey warned the Council not to put money in a capital project fund unless they really intend to spend it in the next fiscal year. The fixed assets increased by .5 million dollars this year. You paid off \$200,000 of debt this year. Mr. Reynolds stated that the perpetual care fund should be dissolved and included with the general fund.

Roger Richins stated that the audit has actually been done for a month but Corey was unable to attend the Council meetings until now. Mr. Richins complimented Recorder Palmer and Accountant Tom Randle for their work and excellent cooperation. Recorder Palmer and Accountant Randle put in a monstrous effort to get this audit out earlier this year and next year we expect to begin the audit in October. Mr. Richins stated that the audit does not look at every entry made it uses a formula of selective testing. There were no material weaknesses found in the accounting or policies of the city. We did make housekeeping recommendations for internal control. We already addressed the 18% of budgeted revenues. We write this concern for most of the cities that we audit. The building permit surcharge report was three days late one time during the year. Misposting of expenses throughout the year will be managed by reducing the amount of ledger accounts and by having a set place to post specific expenses to be posted. The Mayor, Recorder Palmer, and Accountant Randle have committed to setting down together and working with this issue. There was one account that overspent its budget this last year and taking more care at the end of the fiscal year to review pending expenses prior to the close of the budget should correct this problem. Again, I commend the Mayor and Council for reacting accordingly with our recommendations. You are much more financially strong now. *Craig made the motion to accept the audit as presented for the fiscal year 2000. Kevin seconded the motion. All voted in favor, motion carried.* Karen expressed her appreciation to Tom Randle for the work he is doing as the city accountant.

FINANCIAL REPORT – TOM RANDLE: Tom addressed the Mayor and Council for a 7-month review of the city's financial status. Tom stated that the tax revenue has been collected for the property tax and the business license revenue is down. The city has not received any liquor tax as of yet. The building permits are declining as well as the dog license and pound fees. The intergovernmental revenue looks good. We have received \$8,000 more in the police grant that was budgeted. The Class C road money collections are right on. Charges for services are setting well. Cemetery lot sales are at 81%. Fine collections are at 50% of budget. The water is at 64% the Sewer is at 43%. There are funds from prior years that have not been booked for projects. The garbage fund is right on. The expense side of the budget looks good. The general government is at 48%, the judicial trial budget is at 77% but the overall judicial budget is at 45%. The library expense has a credit. Recorder Palmer stated that Tooele County reimburses for the librarian expenses. Recorder Palmer informed the Mayor and Council that the part time librarian is now a Tooele County Employee as of the 10th of February. Animal control is showing only minimal employee costs. The street budget is at 39%, Class C is at 38%, Storm Drain budget has not spent anything, Community Relation budget is at 22%. Water is at 40% and Sewer is at 40%. Tom reported to Byron that the \$7251 expense in the cemetery was for the lawnmower. Overall, the city is in good shape.

JULIE BREWSTER – PACIFIC CORP. ECONOMIC DEVELOPMENT

PRESENTATION: Ms. Brewster addressed the Council. She introduced Alene Bentley the regional business manager and has the responsibility for this area. Ms. Brewster gave a presentation showing all of the areas that they can assist the City in attracting industry and commercial activities. Justin stated that he feels that Grantsville needs this type of information compiled so when a company comes to our city we can give them information that can help them decide the economic values of locating here. Mayor suggested that the first study area should be around the proposed by-pass road for SR-112. Ms. Brewster stated that she would prepare a bid for the Council to consider.

OCEAN STAR INTERNATIONAL INC: Mr. Mark Laman was present representing the brine shrimp company that is proposing to locate on the west side of Grantsville. Mr. Laman stated that his company is currently located in Snowville on the north side of the Great Salt Lake. Currently the brine shrimp harvesting is allowed only on the south side of the Great Salt Lake. It is their intention to build a base in Grantsville for the location of their harvesting equipment, storage of the eggs to be shipped from Grantsville to their base plant in Snowville. The location that they are considering will require a sewer lift station. It is their hope that Grantsville City will help mitigate the cost of the sewer lift station on the basis that the company will bring in revenues to the city in excess of the cost for the sewer lift station. Revenues will be realized in property tax, sales tax, and employment base. Mr. Laman stated that he would like to have some facilities for the employees to shower, do laundry, and sleep during the harvest from October through March each year. Attorney Elton was unsure if this activity could be carried on in the MD zone. Mayor and Council thanked Mr. Laman for considering Grantsville as a business site and will consider their request again at the next Council meeting.

APPOINTMENT OF PLANNING COMMISSION MEMBER: Mayor asked for a motion to add appointment of Planning Commission member on the agenda as an emergency item. *Byron made the motion to add appointment of Planning Commission member to the agenda as an emergency item. Kevin seconded the motion. All voted in favor, motion carried.*

Mayor made his recommendation to appoint James Christensen to fill the unexpired term of Husk Crowther. Karen made the motion to appoint James Christensen to the Planning Commission to fill the unexpired term of Husk Crowther. *Kevin seconded the motion. All voted in favor, motion carried. Recorder Palmer administered the oath of office to Mr. Christensen.*

CONSIDERATION OF BUILDING PERMIT FEES FOR MODULAR HOMES: Building Official Jack Allred was present to discuss the building permit fees for modular home. Mr. Allred stated that he wants to make it clear that the building inspection fee is not based on the amount of set number of inspections. The building permit fee is based on valuation of the proposed construction. I have contacted other jurisdictions concerning the building permit for a modular home. Every place I called the jurisdiction charged a different amount and in different ways. Attorney Elton handed out the Ordinance that the city adopted in 1995 that set the special fees and adoption of the International Building Official fee chart. I would like to see other items looked at is a standard set up for a modular home. I would like to see the city adopt what we will accept. We can determine what is the minimum size for a home. Attorney Elton stated that we could set standards as long as we don't discriminate against manufactured homes. Kevin stated that we could require that a manufactured home be placed on a footer foundation because we require that of stick built homes. Justin stated the Jack is the one understanding the issues and need Jack to identify the gaps, or what we need to fix. Kevin stated that he would like Jack to make the recommendations to the Council. Jack stated that orientation of the front of the house has to be facing the street and not allow a home to be placed sideways on the lot. Mayor and Jack stated that Grantsville City has the smallest allowable size for a home in our city and we should consider increasing the size. Mayor wants to have Shauna look at this list and see if it matches the current building codes. Jack was asked to contact West Valley City to see how they manage the manufactured homes. Byron asked about the issue of the fees. Mayor stated that the City has adopted by Ordinance. Mayor stated that he would like from Jack comparison of fees and how the fees are driven and Jack's recommendations. Karen wanted Jack to give his reason for his recommendation and the benefit to the city. *Kevin made the motion to table this issue until the next meeting. Craig seconded the motion. All voted in favor, motion carried.*

CONSIDERATION OF MINOR SUBDIVISION APPROVAL – JAY WEYLAND: Karen made the motion to approve the minor subdivision for Jay Weyland at 410 W. Clark Street. Kevin seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF NEW BUSINESS LICENSES:

- a. **Casey Hardman-216 W. Cherry:** Karen made the motion to approve the business license for Casey Hardman at 216 W. Cherry. Byron seconded the motion. All voted in favor, motion carried.
- b. **Richard Cain- 94 N. 360 E:** Kevin made the motion to approve the business license for R & D instrument service. Craig seconded by the motion. All vote din favor, motion carried.

CONSIDERATION OF APPOINTMENT TO TOOELE COUNTY MOSQUITO ABATEMENT BOARD: Mayor made the recommendation to appoint Justin Linares to the Mosquito Abatement board. Karen made the motion to accept the Mayor's appointment and approve Justin Linares to the Tooele County Mosquito Abatement Board. Byron seconded the motion. All voted in favor, motion carreid.

CONSIDERATION OF ORDINANCES:

- a. **Amendment to the Land Use Management Code:** Kevin made the motion to approve ordinance 2001-01 amending chapter 21 of the Land Use Management Code as it related to subdivision approval and amendments. Karen seconded the motion. All voted in favor, motion carreid.
- b. **Consideration of amendment of Ordinance 28 section 22:** Attorney Elton explained that this proposed amendment would clarify which portion of section 22 is exempt from the water conservancy regulations. *Karen made the motion to postpone this issue until after the water advisory board meeting and the water work meeting. Craig seconded the motion. All voted in favor, motion carried*
- c. **Consideration of ordinance for communication towers:** Byron made the motion to set a pubic hearing for March 21, 2001to consider adopting a communication tower ordinance. Karen seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF SALARY STEP INCREASES: Karen made the motion to approve the salary step increase as recommended by Chief Johnson for Detective Dan Chamberlain to grade 14 step 6. Kevin seconded the motion. All voted in favor, motion carried. Mayor commented on all of the cases that Detective Chamberlain works and is able to solve. Mayor stated that Detective Chamberlain is doing a good job.

Karen made the motion to approve the salary step increase for Shauna Kertamus, Zoning Administrator as recommended by Recorder Palmer. Shauna will be increase to Grade 10 step 9. Craig seconded the motion. All voted in favor, motion carried.

SIDEWALKS: Karen would like to have the sidewalk improvements around the cemetery before Memorial Day. Mayor stated that the grant for the sidewalk replacement will not be approved in enough time. Karen asked if the road will be replaced in the cemetery this year. Mayor stated probably not.

REPORT OF DAUGHTERS OF THE UTAH PIONEERS (DUP): Karen stated that she met with the DUP today at the Donner Reed Memorial Museum. They are interested in managing the Museum for the City but the city would have to deed the inventory of the museum to the DUP. If the city deeds the inventory to the DUP the city will not have to manage them any longer. The DUP will catalog them and have the museum open every Friday and Saturday. Mayor stated that he did not see these things as a benefit to the city. The people that want to visit the museum drop in as they are traveling to and from other places anytime during the week. We need someone to be available all during the week. Mayor asked Karen to talk with the State DUP and have them make a presentation to the Council for consideration.

PROPERTY ACQUISITIONS: Karen stated that she would like the city to consider purchasing property that is in need of fixing up as an improvement project for the city.

EMPLOYEE INCENTIVES: Karen presented a letter by Susan Gustin, Human Resources, stating some ideas for consideration by the Council for employee incentives.

1. Incentives for creative and cost saving ideas.
2. Reward for no use of sick leave throughout the year or pay for so many hours of sick leave that hasn't been used.

CONSIDERATION OF SETTING PUBLIC HEARING FOR ZONE CHANGE:

Alan Johnson stated that the General Plan amendment has a typo that has his property in the wrong place. Recorder Palmer will investigate how to fix it. *Craig made the motion to set the public hearing to consider the zone change from A-10 to RR-1 for March 21, 2001. Byron seconded the motion. All voted in favor, motion carried.*

RURAL ROAD STANDARDS: Craig stated that he would like to talk about this with the general plan. Justin made the motion to table this issue until the Council considers the General Plan. Byron seconded the motion. All voted in favor, motion carried.

WATER ISSUES: Mayor stated that he was waiting for a letter from Judd Lawrence at Bingham Engineering to justify 940 acre feet of water rights by the year 2050 water requirements. Byron made the motion to table this issue. Craig seconded this motion. All voted in favor, motion carried.

CONSIDERATION OF CONVERSION OF ABANDONED PROPERTY TO BE PROPERTY OF GRANTSVILLE CITY: Justin made the motion to table this issue until Attorney Elton can review the law. Byron seconded the motion. All voted in favor motion carried.

Attorney Elton returned and stated that the Police Department can convert unclaimed evidence to department use. *Byron made the motion to convert a camera from evidence to Police Department use. Craig seconded the motion. All voted in favor, motion carried.*

MAYOR'S REPORT:

b. Tooele County Commission meeting: Mayor stated that he set up a meeting with the Tooele County Commissioners and our representative Teryl Hunsaker was not present. Mayor stated that Gene White and Dennis Rockwell did not make a commitment on the water purchase for the industrial area proposed for the northwest area of Grantsville City. The Commissioners did seem to be interested in the by-pass road. They agreed to add it to their traffic study they have contracted. I talked to them about the South Mountain gravel operations issues. I informed them that this area is the pristine water source for Grantsville City. I told them that if they approve the gravel operations zone south of Grantsville they are also effecting our city streets by sending heavy trucks. These trucks would also be passing through the Elementary School zone. I asked them to have another meeting.

a. Council of Government (COG) meeting: The big thing is the CDBG funding. There were not enough projects to spend all of the money. Discussion of project ensued. Byron and Karen asked Recorder Palmer to put the guidelines for CDBG in their boxes for them to review. Mayor stated that we need to get some capital project funds in to the COG. We talked about dispatch fees again but did not get anywhere. We don't pay a fee to use County roads or Deseret Peak.

CONSIDERATION OF BILLS: Craig made the motion to approve the bills as presented. Byron seconded the motion. All voted in favor, motion carried.

OTHER BUSINESS: Mayor announced that a contract has been awarded to Milva Bolinder for Janitorial services. Mayor will be out of town for the next week. We did get the low cost housing study back. The reported that we have enough low income housing. We did not show that we go out to promote low-income housing. Mayor questioned if we need to have an ordinance for the no skateboarding while playing baseball. Attorney stated that the property belongs to the city and we can dictate what happens on the property around the snack stand and not at the skate board park.

Justin stated that his wife is doing much better as she recovers from appendectomy and an allergic reaction.

Karen announced that she would like to donate \$100.00 to the Jr. Miss contest and she would like the money given to Safety Clean for parade float winner used for the donation. Karen stated that she still has that check and has voided it.

ADJOURNMENT: Craig made a motion, seconded by Justin to adjourn this City Council meeting at 11:35 p.m. All voted in favor motion carried.

Wendy Palmer, City Recorder

Merle E. Cole, Mayor